

LEGEND

(m) MEASURED
(r) RECORDED
(c) CALCULATED
(p) PLATTED INFORMATION
L ARC LENGTH
CH CHORD DISTANCE

TOTAL AREA:
4.38 Ac. (c)

1 Mag Nail Set

BOUNDARY RETRACEMENT SURVEY

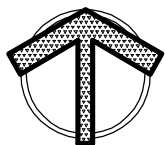
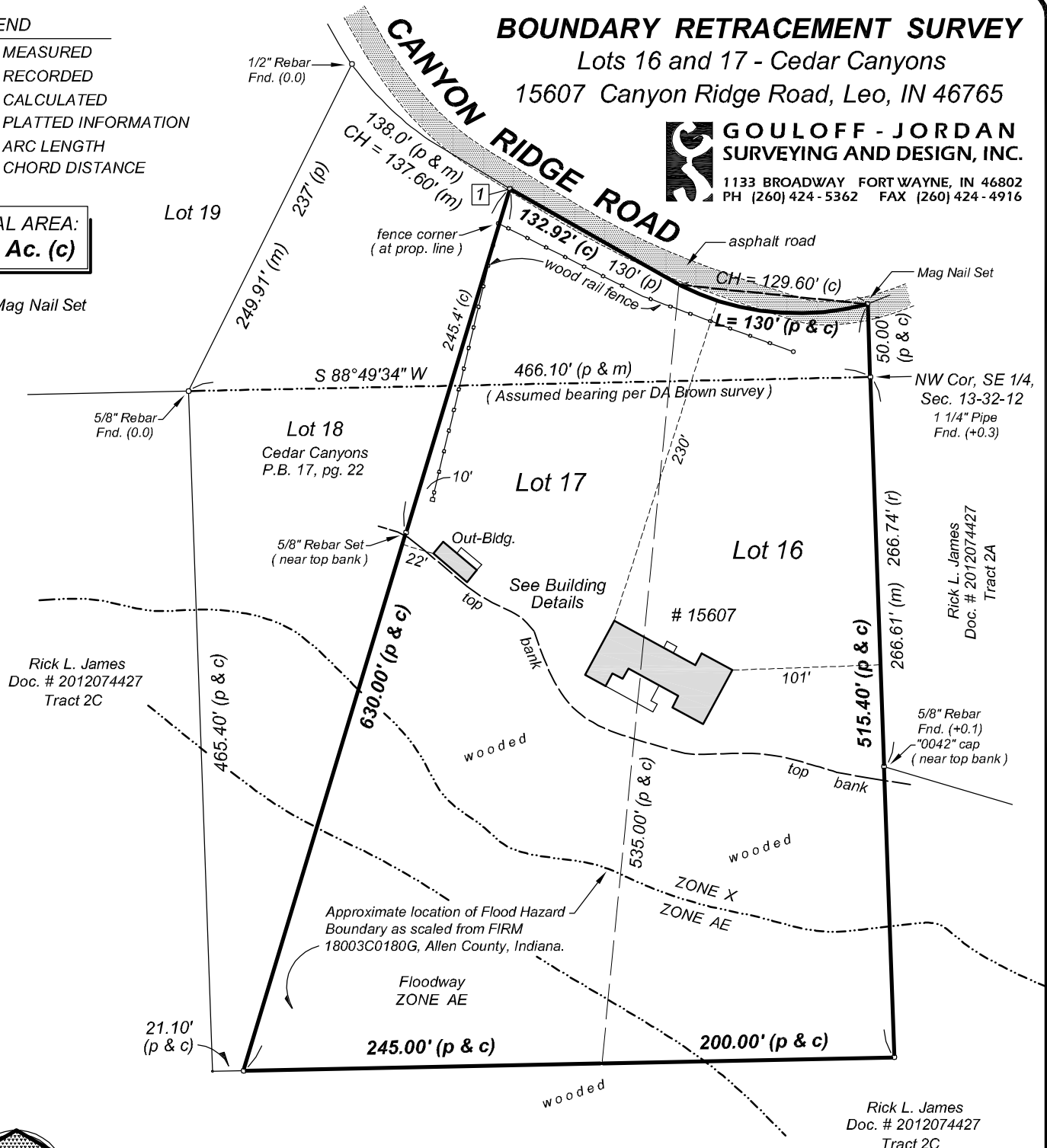
Lots 16 and 17 - Cedar Canyons

15607 Canyon Ridge Road, Leo, IN 46765



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916



0' 50' 100' 200'
Scale in feet
SCALE: 1" = 100'

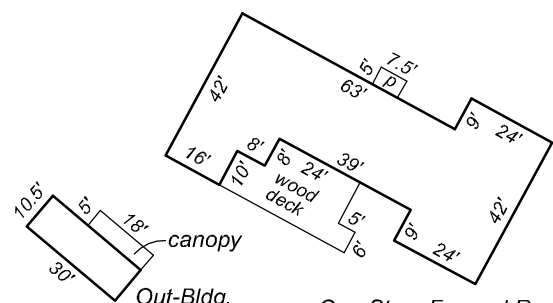
Flood Note:

By graphic plotting only and subject to map scale uncertainties, the South portion of the real estate described and depicted hereon appears to lie in Zone "AE" (considered a special flood hazard area) on FIRM Map Number 18003C0180G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of: **First Merchants Bank**

Date: August 1, 2018

Job No.: 20180217



BUILDING DETAILS

One Story Framed Residence
with Attached Garage



**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

SURVEYOR'S REPORT

Lots 16 and 17 - Cedar Canyons
15607 Canyon Ridge Road, Leo, IN 46765

LEGAL DESCRIPTION

Lot 16 and Lot 17 in Cedar Canyons, according to the plat thereof, recorded in Plat Book 17, page 22, in the Office of the Recorder of Allen County, Indiana.

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the boundary of the real estate described hereon.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown on the plat of Cedar Canyons. A survey from DA Brown was referenced for boundary information not shown on said plat. DA Brown Engineering and Consultants survey number 1108-06=004, dated December 15, 2016, Doc. # 2017004346 as found in the Office of the Recorder of Allen County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing.

The maximum uncertainty for this survey is 12.91 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

No uncertainty was created by the above mentioned documents.

A Grant of Easement in the Title Commitment File No. 4035-122104, Instrument No. 2010059149 does not affect subject parcel. Said Easement is for an address on Tonkel Road in the same name.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional precision (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

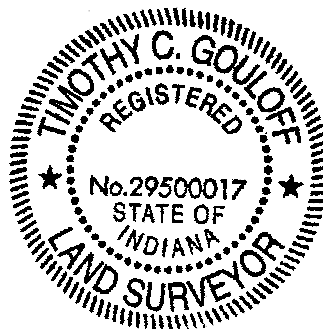
SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on July 26, 2018.

DATED THIS 1st DAY OF AUGUST, 2018.

Timothy C. Gouloff, R.L.S. 29500017



Job No.: 20180217

SHEET 2 OF 2